

126.A

Map

0001

Block

0016.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 777,100 /

USE VALUE: 777,100 /

ASSESSed: 777,100 /

Total Card /

Total Parcel

777,100

777,100

777,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	-B	HIGHLAND AVE, ARLINGTON

OWNERSHIP

Owner 1:	BOWMAN WILLIAM E IV
Owner 2:	
Owner 3:	
Street 1:	12 HIGHLAND AVE UNIT B
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	BOWMAN, WILLIAM E IV -
Owner 2:	-
Street 1:	12 HIGHLAND AVE UNIT B
Twn/City:	Arlington
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Wood Shingle Exterior and 2065 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7415																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	777,100			777,100
Total Card	0.000	777,100			777,100
Total Parcel	0.000	777,100			777,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	376.32	/Parcel:	376.32

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	777,100	0	.		777,100		Year end	12/23/2021
2021	102	FV	737,900	0	.		737,900		Year End Roll	12/10/2020
2020	102	FV	726,600	0	.		726,600	726,600	Year End Roll	12/18/2019
2019	102	FV	651,700	0	.		651,700	651,700	Year End Roll	1/3/2019
2018	102	FV	575,400	0	.		575,400	575,400	Year End Roll	12/20/2017
2017	102	FV	523,900	0	.		523,900	523,900	Year End Roll	1/3/2017
2016	102	FV	523,900	0	.		523,900	523,900	Year End	1/4/2016
2015	102	FV	483,500	0	.		483,500	483,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARRITY DONALD	30630-222		9/3/1999		335,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2018	1512	Porch	10,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Measured	DGM	D Mann

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Type:	99	- Condo Conv	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	2	- Hip	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREEN		
View / Desir:	N	- NONE	

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1912	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	56.259998322
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 11		BRs: 4			Baths: 2		HB				

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1	- Drywall	
Sec Int Wall:	2	- Plaster	%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:			
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	31.00%
Functional:		0.00%
Economic:		0.00%
Special:		0.00%
Override:		0.00%
	Total:	31.00%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.15847456
Const Adj.:	0.99980003
Adj \$ / SQ:	353.264
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1126286
Depreciation:	349149
Depreciated Total:	777138

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	Second Floor	2,065	353.260	729,490	
Net Sketched Area:		2,065	Total:	729,490	
Size Ad	2065	Gross Area	2065	FinArea	2065

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
90						
90						
65						

IMAGE



AssessPro Patriot Properties, Inc